012.0	0003	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,240,600 / 1,240,600
					USE VALUE:	1,240,600 / 1,240,600
					ASSESSED:	1,240,600 / 1,240,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCELLIGOTT ROBERT D/TRUSTEE	
Owner 2:	121 LAKE STREET REALTY TRUST	
Owner 3:		
Street 1:	121 LAKE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MCELLIGOTT JOHN H & ROBERT D -
Owner 2:	-
Street 1:	121 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,564 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1906, having primarily Aluminum Exterior and 3385 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14564.000	617,800	5,800	617,000	1,240,600
Total Card	0.334	617,800	5,800	617,000	1,240,600
Total Parcel	0.334	617,800	5,800	617,000	1,240,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.50 | /Parcel: 366.5

Legal Description

User Acct 9494

GIS Ref

GIS Ref

Insp Date 03/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 012.0-0003-0001.A

!1191!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	617,700	5800	14,564.	617,000	1,240,500	1,240,500	Year End Roll	12/18/2019
2019	101	FV	462,300	5800	14,564.	655,500	1,123,600	1,123,600	Year End Roll	1/3/2019
2018	101	FV	462,300	5800	14,564.	478,200	946,300	946,300	Year End Roll	12/20/2017
2017	101	FV	462,300	5800	14,564.	416,500	884,600	884,600	Year End Roll	1/3/2017
2016	101	FV	462,300	5800	14,564.	354,800	822,900	822,900	Year End	1/4/2016
2015	101	FV	443,600	5800	14,564.	347,100	796,500	796,500	Year End Roll	12/11/2014
2014	101	FV	443,600	5800	14,564.	285,400	734,800	734,800	Year End Roll	12/16/2013
2013	101	FV	443,600	5800	14,564.	271,500	720,900	720,900		12/13/2012

PRINT

Date	Time
12/10/20	16:51:13

LAST REV

Date	Time
04/24/18	11:06:45

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1191

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC ELLIGOTT JOH	68560-292		12/9/2016	Estate/Div	435,250	No	No		
MC ELLIGOTT JOH	68560-289		12/9/2016	Estate/Div	1	No	No		Catherine T McElligott d.o.d 11/15/2014.
	10505-3		4/15/1964		435,250	No	No		N

USER DEFINED

Prior Id # 1:	9494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2011	1215	Redo Kit	54,500					
10/15/2003	879	Re-Roof	14,200					
6/12/1992	233	Manual	8,300					REPLACE PORCH
5/19/1992	183	Manual	900					45'ALM GUTTER R/PR

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2018	MEAS&NOTICE	BS	Barbara S
5/7/2012	Info Fm Prmt	BR	B Rossignol
5/12/2009	Entry Denied	372	PATRIOT
3/31/2000	Inspected	276	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14564		Sq. Ft.	Site		0	80.	0.53	1			Med. Tr	-10					616,980						617,000	

Total AC/HA: 0.33434 | Total SF/SM: 14564 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 616,980 | Spl Credit | Total: 617,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96019197
Const Adj.:	1.00969899
Adj $ / SQ:	121.188
Other Features:	114000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	647549
Depreciation:	29787
Depreciated Total:	617762

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	6	
Totals			
1	12	6	

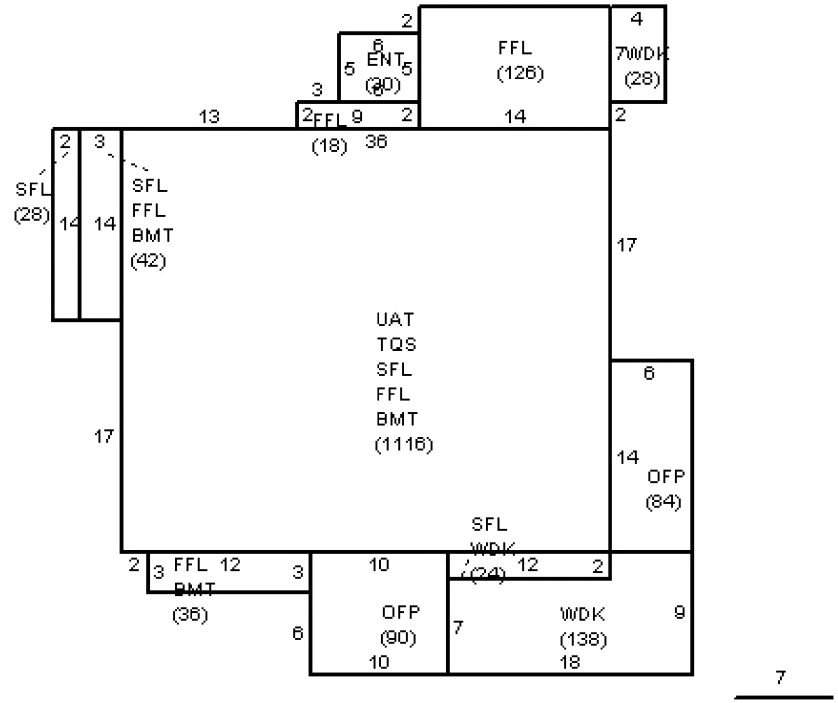
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	133.31
Special Features:	0	Val/Su Net:	117.63
Final Total:	617800	Val/Su SzAd	182.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,338	121.190	162,150
SFL	Second Floor	1,210	121.190	146,638
BMT	Basement	1,194	36.360	43,410
TQS	3/4 Story	837	121.190	101,434
UAT	Upper Attic	279	48.480	13,525
WDK	Deck	190	11.370	2,161
OFP	Open Porch	174	26.230	4,565
ENT	ENTRY	30	26.660	800
	Net Sketched Area:	5,252	Total:	474,683
Size Ad	3385	Gross Are	6368	FinArea 3385

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0003-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X23	A	AV	1925	20.18	T	40	101			5,800			5,800

More:	N	Total Yard Items:	5,800	Total Special Featues:		Total:	5,800